

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE MAYOR AND MEMBERS
OF THE CITY COMMISSION

DATE: JANUARY 9, 2002

FROM: DAVID L. BROWN
INTERIM CITY MANAGER

SUBJECT:
PLANNING AND ZONING BOARD NOVEMBER
14, 2001 AND DECEMBER 12, 2001 MEETINGS

RECAP

The following items were heard at the Planning and Zoning Board meeting of November 14, 2001 and require City Commission review:

- a. Consideration of Ordinances on first reading, text amendments to the Zoning Code as requested by various City Departments, Boards and Committees.

Staff comment: Eleven proposed Zoning Code text amendments were submitted by the Building and Zoning Department for consideration. These proposed amendments were requested by the Board of Adjustment, Board of Architects and Building and Zoning Staff. The Planning and Zoning Board recommended approval of all the proposed text amendments. Planning Staff recommended approval of all proposed amendments except for item 10, correcting mixed-use ordinance parking table and eliminating mixed-use parking bonus from the Mediterranean ordinance. Staff recommended that the Mediterranean not be amended at this time, as this ordinance will be reviewed by the Mediterranean Review Committee (Staff report with attachments – Exhibit A). The Planning Department is of the opinion this is premature and changes to the ordinance will be forthcoming in 4 months.

Planning and Zoning Board recommendation: The Planning and Zoning Board recommended approval of the following Zoning Code text amendments:

1. Amendment to Article 3, "Use Districts and Regulations," Section 3-1, "R-Use Districts," excluding chimneys from the height of single-family residences. Draft Ordinance - Exhibit B.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes


Manny Kadre – Yes
Michael Steffans – Yes

2. Amendment to Article 3, "Use Districts and Regulations," Section 3-6, "C-Use Districts," adding medical hypnotherapy, partial hospitalization programs and tanning salons to the "CB" use district. Draft Ordinance - Exhibit C.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

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3. Amendment to Article 5, "Auxiliary or Accessory Uses," Section 5-16, "Davits, Boat Lifts and Floating Boat Lifts," to provide for two davits on property with over 100 feet of waterfront. Draft Ordinance - Exhibit D.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

4. Amendments to Article 13, "Off-Street Parking and Loading," Section 13-2, "Plan, size and character" and Article 21, "Miscellaneous Standards, Requirements and Restrictions," Section 21-18, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises," to clarify requirements. Draft Ordinance – Exhibit E.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

5. Amendment to Article 16, "Walls, Fences, Shrubbery and Hedges," Section 16-2, "Walls, fences, shrubbery and hedges-height," to provide for masonry columns for wrought iron fences. Draft Ordinance – Exhibit F.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

6. Amendment to Article 21, "Miscellaneous Standards, Requirements and Restrictions," Section 21-6, "Distance requirements-Sale of alcoholic beverages and liquors," eliminating distance requirements for retail beverage stores and retail liquor stores. Draft Ordinance – Exhibit G.

Tony Goitia – Yes
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Excused
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

7. Amendment to Article 4, "Site Specific Regulations," Section 4-56, "Hammock Lakes," Section 4-75, "Pine Bay Estates," and Section 4-94, "Snapper Creek," to clarify lot coverage provisions. Draft Ordinance – Exhibit H.

Tony Goitia – Yes	Jorge Hernandez – Excused	Manny Kadre – Yes
Randy Liebler – Yes	Cristina Moreno – Yes	Michael Steffans – Yes
Felix Pardo – Yes		

8. Amendment to Article 4, "Site Specific Regulations," adding Section Sec. 4-28.1, "Coral Ridge Acre Estates," Section 4-47.1, "French Estates," Section 4-56.1, "Hammock Lake No. 2," Section 4-56.2, "Hammock Lake Park," Section 4-56.3 "Hammock Park", Section 4-56.4, "First Addition Hammock Park", Section 4-61.1 "Journeys End Addition", Section 4-63.1 "Kerrwood Oaks", Section 4-68.1, "Matheson Hammock Park", Section 4-74.1, "Palm Vista", Section 4-94.1, "Snapper Creek Lakes Subdivision", Section 94.2, "Snapper Creek Oaks", and Section 4-94.3, "Snapper Creek Oaks First Addition" - Providing subdivision cross references in annexation areas. Draft Ordinance – Exhibit I.

Tony Goitia – Yes	Jorge Hernandez – Excused	Manny Kadre – Yes
Randy Liebler – Yes	Cristina Moreno – Yes	Michael Steffans – Yes
Felix Pardo – Yes		

9. Amending Article 3, "Use Districts and Regulations," Section 3-5, "Mixed-use district regulations and Article 28, "Mediterranean Architectural Regulation", Section 28-5, "Special Development Bonuses and Special Allowances for New and Renovated Building Construction", correcting the mixed use parking table and eliminating the mixed use bonus from the Mediterranean Ordinance. Draft Ordinance – Exhibit J.

Tony Goitia – Yes	Jorge Hernandez – Excused	Manny Kadre – Yes
Randy Liebler – Yes	Cristina Moreno – Yes	Michael Steffans – Yes
Felix Pardo – Yes		

10. Amending Article 13, "Off-Street Parking and Loading", Section 13-2, "Plans, Size and Character", to reduce two-way aisle width from 24'0" to 22'0". Draft Ordinance – Exhibit K.

Tony Goitia – Yes	Jorge Hernandez – Excused	Manny Kadre – Yes
Randy Liebler – Yes	Cristina Moreno – No	Michael Steffans – Yes
Felix Pardo – Yes		

The following item was heard at the Planning and Zoning Board meeting of December 12, 2001 and requires City Commission review:

- b. Consideration of an Ordinance on first reading, amending the following sections of the Zoning Code revising and updating appeals and postponement standards for planning applications submitted for public hearing:
1. Amending the existing provisions of Article 26, Appeals, Section 26-4., "Postponement of

Appeals of the Board of Adjustment, Planning and Zoning Board, Board of Architects, Building and Zoning Directors or Administrative Officials.”

2. Amending Article 27, “Penalties, Remedies and Miscellaneous”, creating a new Section 27-5., “Postponement of Applications for Consideration by the City Commission.”

Staff comment: This is a Zoning Code text amendment to update appeals and postponements standards for Planning applications submitted for public hearing review. The Staff Report with attachments are included as Exhibit L, and the Draft Ordinances as Exhibit M and N.

Planning and Zoning Board recommendation: The Planning and Zoning Board recommended unanimous approval of Staff’s recommendation.

Tony Goitia – Excused
Randy Liebler – Yes
Felix Pardo – Yes

Jorge Hernandez – Yes
Cristina Moreno – Yes

Manny Kadre – Yes
Michael Steffans – Yes

Planning and Zoning Board November 14, 2001 meeting minutes are attached as Exhibit O. December 12, 2001 meeting minutes are will be provided at a later date.

Exhibits:

- A. - November 14, 2001 Staff report with attachments (miscellaneous text amendments).
- B. - Draft Ordinance - Excluding chimneys from the height of single-family residences.
- C. - Draft Ordinance - Adding 3 uses to the “CB” use district.
- D. - Draft Ordinance - Providing for 2 davits on property with over 100 feet of water front.
- E. - Draft Ordinance - Clarifying carports and garage sizes and screening of air conditioning, mechanical equipments.
- F. - Draft Ordinance - Providing for masonry columns for wrought iron fences.
- G. - Draft Ordinance - Eliminating distance requirements for retail beverage stores and retail liquor stores.
- H. - Draft Ordinance - Clarifying lot coverage provisions for Hammock Lakes, Snapper Creek and Pine Bay Estates.
- I. - Draft Ordinance – Providing subdivision cross references in annexation areas.
- J. - Draft Ordinance – Correcting the mixed use parking table and eliminating the mixed use bonus from the Mediterranean Ordinance.
- K. - Draft Ordinance – Reduction of two-way aisle width from 24'0" to 22'0".
- L. - December 12, 2001 Staff Report with attachments (Appeals and Postponement text amendment)
- M. - Draft Ordinance – Providing criteria for appeals of Planning applications scheduled for public hearing.
- N. - Draft Ordinance – Providing criteria for postponements of Planning applications scheduled for public hearing.
- O. - November 14, 2001 Planning and Zoning Board Meeting Minutes